

City of Santa Barbara Planning Division

HISTORIC LANDMARKS COMMISSION AGENDA

AGENDA SCHEDULE IS SUBJECT TO CHANGE AS CANCELLATIONS OCCUR. STAFF WILL NOTIFY APPLICANTS OF TIME CHANGES.

Wednesday, July 18, 2012 David Gebhard Public Meeting Room: 630 Garden Street 1:30 P.M.

COMMISSION MEMBERS: PHILIP SUDING. *Chair*

DONALD SHARPE, Vice-Chair

LOUISE BOUCHER
MICHAEL DRURY
WILLIAM LA VOIE
FERMINA MURRAY
JUDY ORÍAS

CRAIG SHALLANBERGER

BARRY WINICK

ADVISORY MEMBER: DR. MICHAEL GLASSOW
CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: STELLA LARSON

STAFF: JAIME LIMÓN, Design Review Supervisor

NICOLE HERNÁNDEZ, Urban Historian

MICHAEL BERMAN, Project Planner/Environmental Analyst

SUSAN GANTZ, Planning Technician

GABRIELA FELICIANO, Commission Secretary

Website: www.SantaBarbaraCa.gov

HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST		
(See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	Master Application & Submittal Fee - (Location: 630 Garden Street) Photographs - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board. Plans - three sets of folded plans are required at the time of submittal & each time plans are revised. Vicinity Map and Project Tabulations - (Include on first drawing) Site Plan - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures. Exterior elevations - showing existing & proposed grading where applicable.
	Suggested	Site Sections - showing the relationship of the proposed building & grading where applicable. Plans - floor, roof, etc. Rough sketches are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.
PROJECT DESIGN APPROVAL	Required	Same as above with the following additions: Plans - floor, roof, etc. Site Sections - showing the relationship of the proposed building & grading where applicable. Preliminary Landscape Plans - required for commercial & multi-family; single family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.
	Suggested	Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. Exterior Details - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for Project Design Approval form the basis for working drawings & must be complete & accurate.
FINAL & CONSENT	Required	Same as above with the following additions: Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans. Cut Sheets - exterior light fixtures and accessories where applicable. Exterior Details - windows, doors, eaves, railings, chimney caps, flashing, etc. Final Landscape Plans - landscape construction documents including planting & irrigation plan. Consultant/Engineer Plans - electrical, mechanical, structural, & plumbing where applicable.

PLEASE BE ADVISED

The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants **arrive 15 minutes early**. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.

The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Historic Landmarks Commission (HLC) agenda. In order to reschedule the item for review, a rescheduling fee will be paid and the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) in addition to submitting appropriate plans.

All approvals made by the HLC are based on compliance with Municipal Code Chapter 22.69 and with adopted HLC guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.

The Commission may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets are brought to the meeting, motions for Project Design Approval or Final Approval will be contingent upon staff review for code compliance.

The Commission may refer items to the Consent Calendar for Project Design Approval and Final Historic Landmarks Commission approval.

Concept review comments are generally valid for one year. Per SBMC 22.68.110, a project design approval is valid for three years from the date of the approval unless a time extension has been granted or a building permit has been issued. Projects with a valid land use approval will also automatically extend the project design approval expiration date.

Decisions of the HLC may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa St. within ten (10) calendar days of the meeting at which the Commission took action or rendered its decision.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at (805) 564-5470, extension 3310. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at www.SantaBarbaraCa.gov/hlc. Materials related to an item on this agenda submitted to the HLC after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours. If you have any questions or wish to review the plans, please contact Susan Gantz, at (805) 564-5470, extension 3311, or by email at SGantz@SantaBarbaraCA.gov. Office hours are 8:30 A.M. to 4:30 P.M. Monday through Thursday, and every other Friday. Please check our website under City Calendar to verify closure dates.

LICENSING ADVISORY:

The Business and Professions Code of the State of California and the Municipal Code of the city of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. Applicants are encouraged to consult with Building and Safety Staff or Planning Staff to verify requirements for their specific projects.

Unlicensed persons are limited to the preparation of plans for:

- Single or multiple family dwellings not to exceed four (4) units per lot, of wood frame construction, and not more than two stories and basement in height;
- Non-structural changes to storefronts; and,
- Landscaping for single-family dwellings, or projects consisting solely of landscaping of not more than 5,000 square feet.

NOTICE:

- A. On Friday, July 13, 2012, at 4:00 P.M., this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov/hlc.
- B. This regular meeting of the Historic Landmarks Commission will be broadcast live on TV Channel 18 and rebroadcast in its entirety on Friday at 1:00 P.M. A live broadcast can also be seen via personal computer by going to www.SantaBarbaraCa.gov/Government/Video and then clicking City TV-18 Live Broadcast. An archived video copy of this meeting will be viewable on computers with high speed internet access by going to www.santabarbaraca.gov/hlc and then clicking Online Meetings.

SUBCOMMITTEE MEETING:

There will be an HLC Designations Subcommittee meeting on Wednesday, July 18, 2012, in the Housing and Redevelopment Conference Room, Second Floor, 630 Garden Street.

GENERAL BUSINESS:

A. Public Comment:

Any member of the public may address the Historic Landmarks Commission for up to two minutes on any subject within their jurisdiction that is not scheduled on this agenda for a public discussion. The total time for this item is ten minutes. (Public comment for items scheduled on today's agenda will be taken at the time the item is heard.)

- B. Approval of the minutes of the Historic Landmarks Commission meeting of July 3, 2012.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

1. 314 STATE ST C-M Zone

(1:45) Assessor's Parcel Number: 037-254-019

Application Number: MST2012-00150 Owner: 318 State St Properties, LLC

Architect: Cearnal Andrulaitis

(Proposal to construct a 552 square foot addition and alter the façade on an existing 7,527 square foot, single-story, commercial building. The alterations include new storefronts, windows, awnings, paint, changes to the existing parapet and other façade alterations. Project is proposed to result in a total development on site of 8,079 square feet. Parking is proposed to be provided in the existing 83 space parking lot involving a shared parking agreement with adjacent properties. This project requires compliance with Measure E commercial square footage limitations.)

(Comments only; project requires Environmental Assessment.)

REVIEW AFTER FINAL

2. **902 CHAPALA ST** C-2 Zone

(2:25) Assessor's Parcel Number: 039-321-019

Application Number: MST2012-00149
Owner: Cynthia Howard Trust
Architect: Cearnal Andrulaitis

(Proposal for a facade remodel to replace the existing storefront window system, remove the existing eave, fascia, and parapet, and add new copper gutter and downspouts. Parking lot work and a new trash enclosure will be reviewed under separate application MST2012-00217.)

(Review After Final for alterations resulting in a proposed 297 square foot addition to the existing building footprint by enclosing the southwest corner of the building and adding windows from column to column. Project was last reviewed and received a final approval on June 20, 2012.)

CONCEPT REVIEW - CONTINUED

3. CABRILLO BLVD

(2:50) Assessor's Parcel Number: ROW-002-912

Application Number: MST2012-00175
Owner: City of Santa Barbara
Applicant: Public Works Department

(Proposal to install pedestrian-activated flashing lights at three intersections to improve the safety of pedestrians crossing the streets. The proposed locations are as follows: E. Cabrillo Blvd. at Corona Del Mar, W. Cabrillo Blvd. at Chapala St., and W. Cabrillo Blvd. at Bath St., and the following APN segments are involved: ROW-002-912, -002-877, -002-117, -002-880, -002-890, -002-184, -002-841, and -001-882.)

(Third Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on May 23, 2012.)

ACTION ITEM

4. HISTORIC RESOURCES ELEMENT

(1:45) Presenter: Heather Baker, Project Planner

(On June 28, 2011, Council authorized a Historic Resources Element (HRE) Task Force to convene to draft a new Historic Resources Element. The new HRE is to supersede the Cultural and Historic Resources section of the existing General Plan Conservation Element. The rest of the existing Conservation Element would remain in place at this time. The HRE Task Force voting membership is two Historic Landmarks Commissioners and one Planning Commissioner. Representatives from various other community groups are included in the HRE Task Force and contributed to discussion and work on the HRE. The HRE Task Force has met approximately 20 times since July 2011 and has drafted an introduction, goals, policies and implementation actions for consideration, as well as an appendix. Staff has supported the HRE Task Force drafting process and has reviewed the current draft document, as well as provided a map of historic districts in the document.)

(Staff's recommendation: That the Historic Landmarks Commission review the draft proposed HRE and recommend it for Council adoption.)

CONCEPT REVIEW - NEW

5. **1117 STATE ST** C-2 Zone

(4:30) Assessor's Parcel Number: 039-231-030

Application Number: MST2012-00256

Owner: 1129 State Street Applicant: Richard Six

(Proposal to demolish the existing facade and construction of a new facade on the State Street elevation including a 231 square foot addition and exterior alterations to include a new roof, window, wood corbels, plaster moldings and wrought iron work to an existing commercial building.)

(Action may be taken if sufficient information is provided.)

CONCEPT REVIEW - CONTINUED

6. **33 E CANON PERDIDO ST** C-2 Zone

(5:00) Assessor's Parcel Number: 039-322-009

Application Number: MST2011-00174 Owner: Lobero Theatre Foundation

Architect: Kruger Bensen Ziemer Architects, Inc.

(This is a **City Landmark: "Lobero Theatre."** Proposal to add one new rooftop HVAC unit and revisions to the front entry landscape/hardscape. Also proposed is a new accessible ramp to be constructed on the west elevation.)

(Comments only; Project requires Environmental Assessment, Historic Resource Findings, and Findings for Alterations to an Historic Landmark. Project was last reviewed on April 27, 2011.)

CONCEPT REVIEW - NEW

7. **2559 PUESTA DEL SOL** E-1 Zone

(5:30) Assessor's Parcel Number: 023-271-003

Application Number: MST2010-00166

Owner: Santa Barbara Museum of Natural History

Agent: Suzanne Elledge Planning & Permitting Services (SEPPS)

Architect: Schacht Aslani Architects

(Proposed project consists of the Master Plan for the Santa Barbara Museum of Natural History. The project components include demolition of the majority of the existing structures, approximately 58,500 square feet, with the exception of the designated structures of merit and proposed new development of approximately 109,500 square feet. The project requires a Measure E allocation of no more than 57,000 square feet and has received a preliminary dual designation as a Community Priority and Economic Development project.)

(Concept review only; no action may be taken. Project was last discussed on February 29, 2012.)

CONSENT CALENDAR – SEE SEPARATE AGENDA